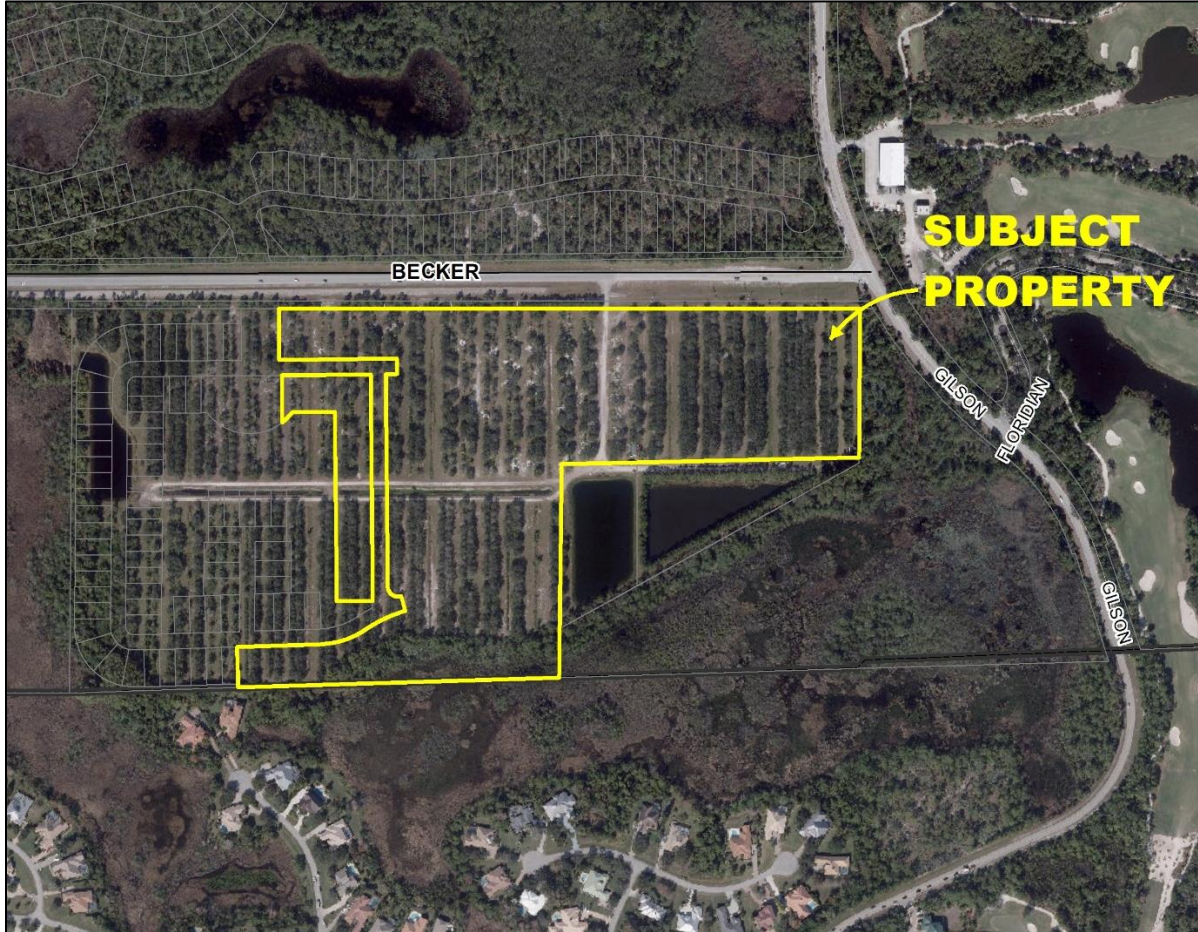




**Veranda Oaks Plat No. 2, Phase 2
 Preliminary and Final Subdivision Plat with Construction Plans
 P22-316**



Aerial Map

SUMMARY

Applicant's Request:	The applicant is requesting approval for 28 residential lots on the 33.563-acre property located within the southeastern corner of the Veranda PUD.
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	Located at the intersection of SE Becker Road and SE Gilson Road, on the south side of SE Becker Road, within the southeastern corner of the Veranda PUD.
Address:	TBD
Project Planner:	Bethany Grubbs, Planner III

Project Description

Veranda St. Lucie Land Holdings, LLC has applied for preliminary and final subdivision plat approval with construction plans for a project known as Veranda Oaks Plat No. 2, Phase 2. This subdivision plat consists of 27 single-family lots on the 33.563-acre property. The proposal includes a water management tract, a private right-of-way tract, and Tract C to be reserved for Veranda Oaks Phases 3 and 4.

The Veranda Oaks Preliminary Plat was previously approved with 210 single-family lots. Subsequent modifications have been made to this plan that provides for the addition of one (1) additional residential lot, Lot 211, that is to be located immediately east of the existing recreation tract. The recreation tract is platted as part of Veranda Oaks Plat No. 1, Phase 1.

All infrastructure associated with Plat No. 2, Phase 2 lots were previously bonded with Plat No. 1, Phase 1 Final Plat. The roadway, sidewalk, water, sewer, street trees, etc. needed for the lots included with this Plat No. 2, Phase 2 Preliminary and Final Plat submittal, were included in the Plat No. 1, Phase 1 bond approval that occurred in March of 2022. Plat No. 2, Phase 2 Preliminary and Final Plat only includes lots, no infrastructure, and no additional bond is required for this Preliminary and Final Plat.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of the preliminary and final subdivision plat with construction plans on November 23, 2022.

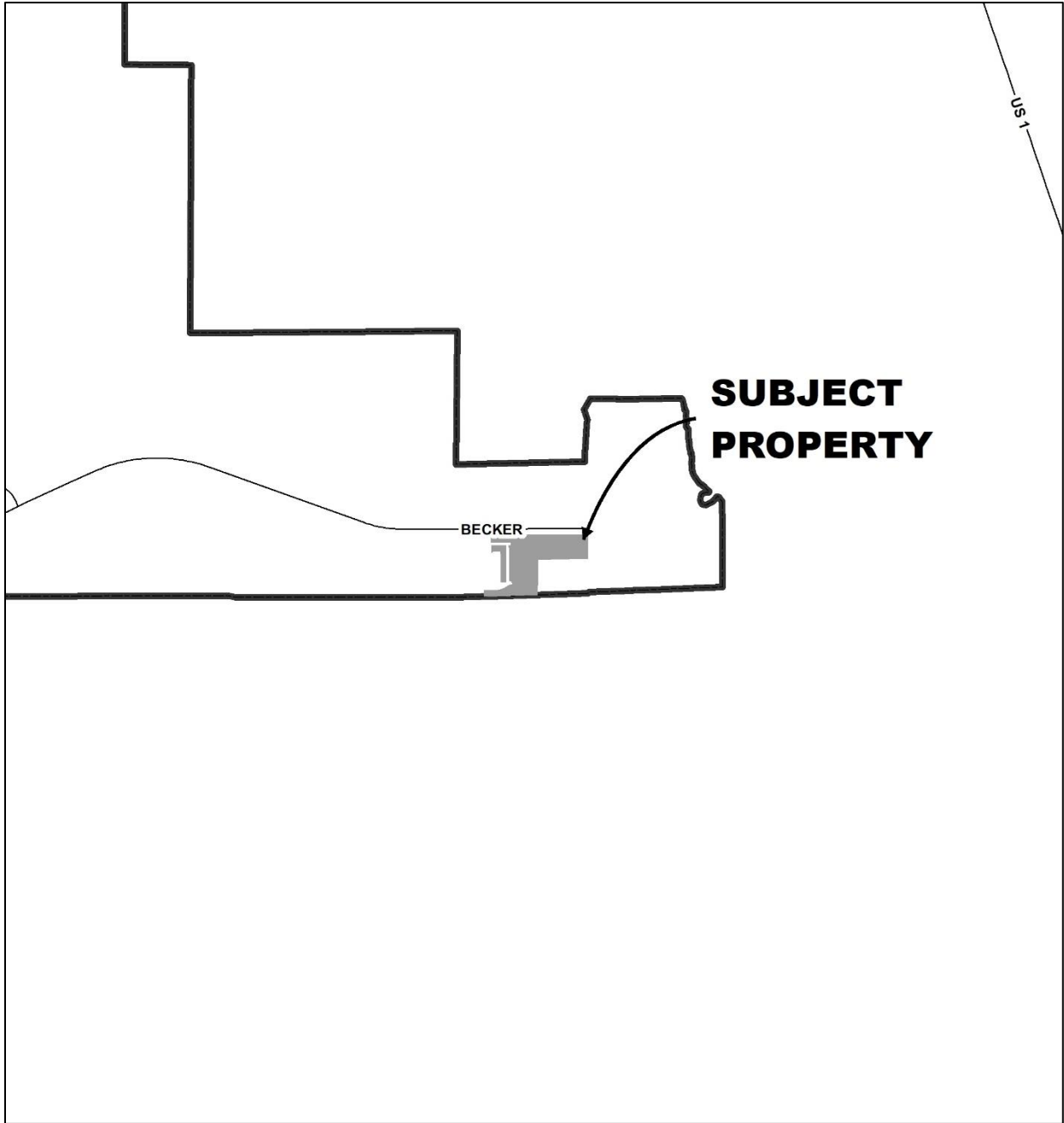
Location and Site Information

Parcel Number:	4435-800-0006-000-6 and 4435-800-0005-000-9
Property Size:	33.563 acres
Legal Description:	Tracts A & B, Veranda Oaks Plat No. 1, Phase 1, Recorded in Plat Book 104, Pages 1 Through 7, of the Public Records of St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

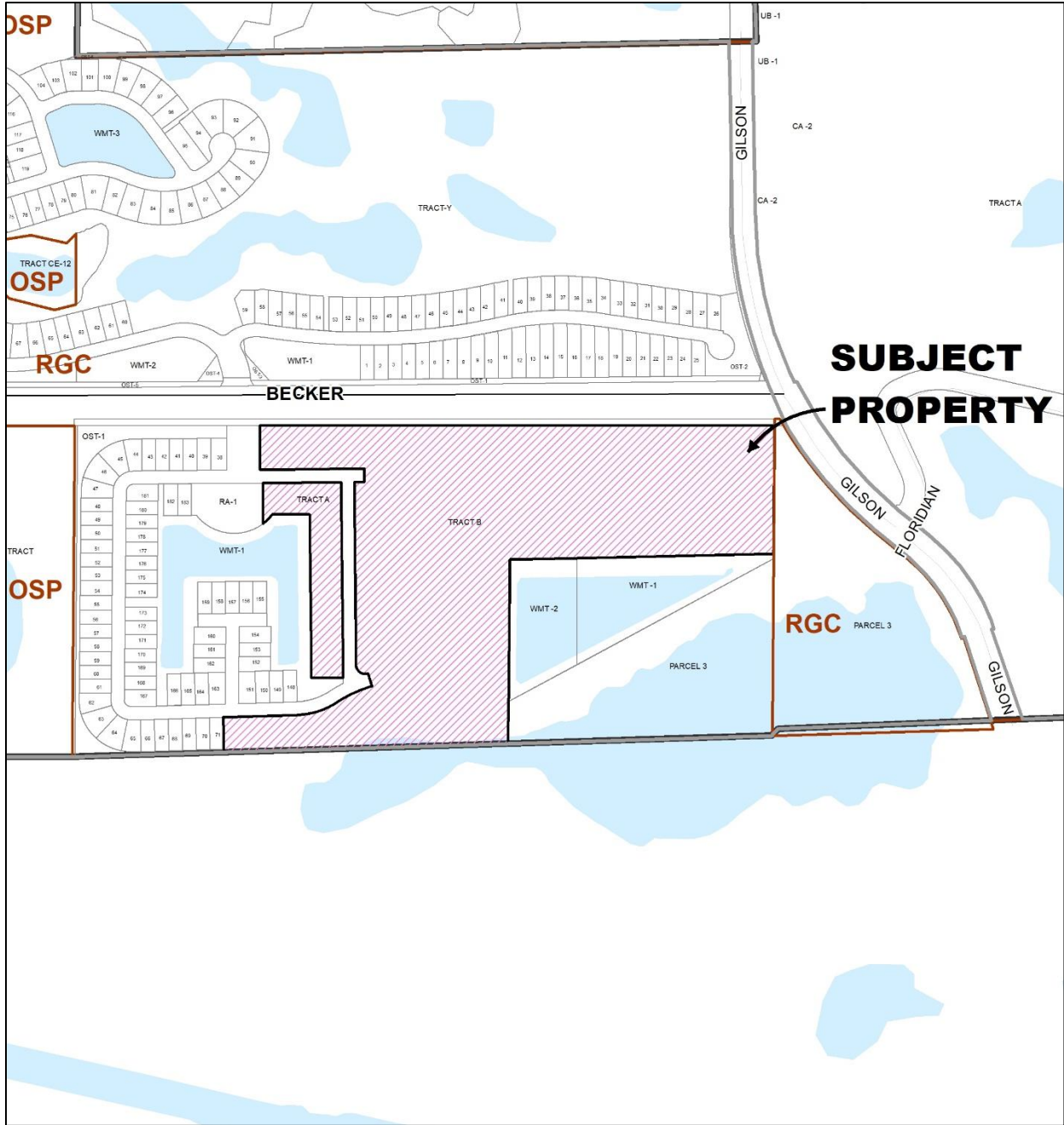
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	SLC	SLC	St. Lucie County; Harbour Ridge Subdivision
S	RGC ¹ , Martin County	PUD ² , Martin County	Residential Subdivision
E	RGC ¹	PUD ²	Veranda Parcel 3 Vacant Land
W	RGC ¹	PUD ²	Veranda Oak Phase 1 Platted Lots

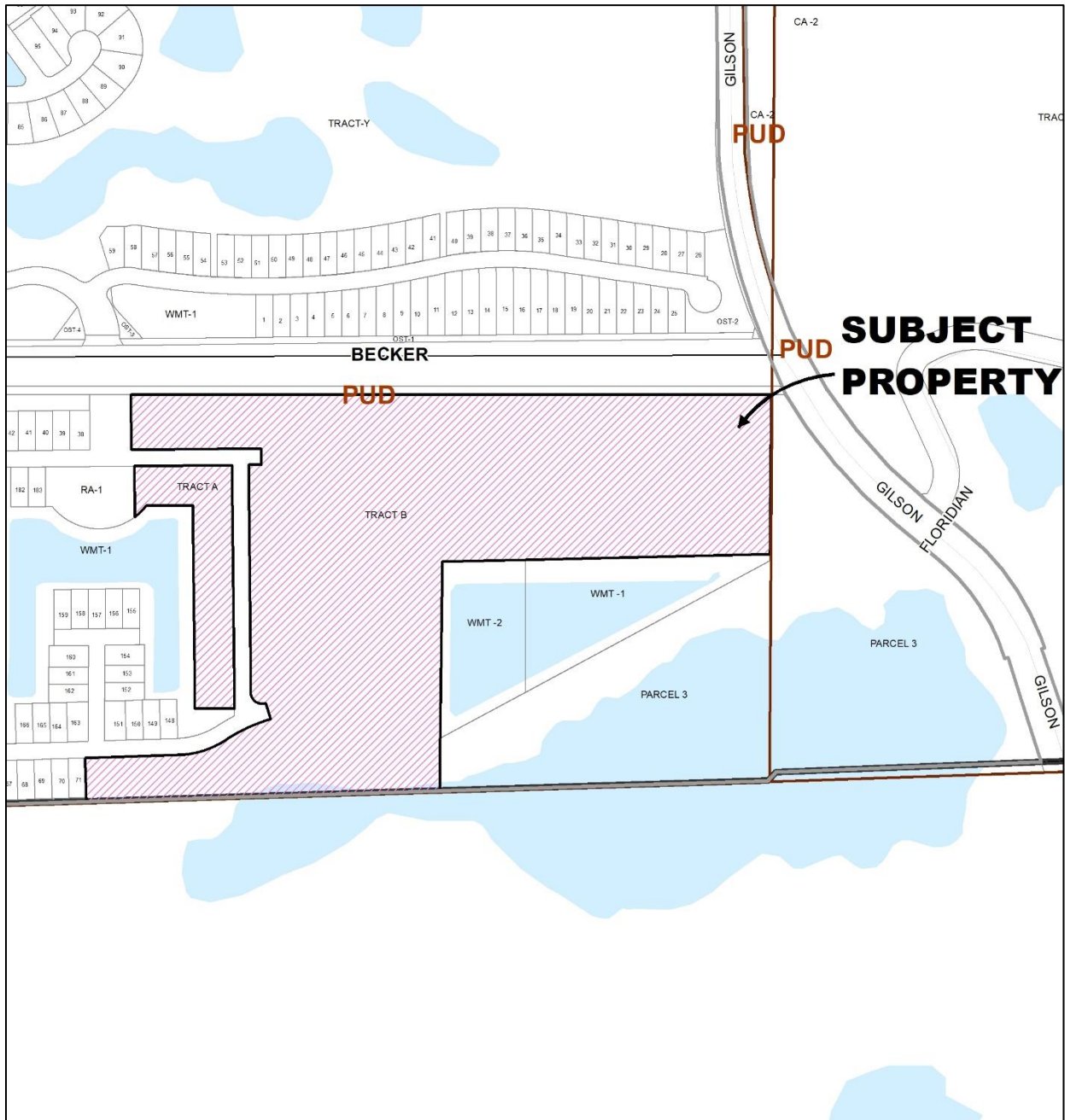
1. - Residential Golf Course, 2. - Planned Unit Development



Location Map



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.
<i>Traffic Circulation</i>	<p>This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated April 16, 2021, has been reviewed by the Public Works Department, and the transportation elements of the project were found to be in compliance with the Veranda PUD Development Agreement, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>The Veranda Oaks transportation impacts to Becker Road are addressed within the fourth amendment to the development agreement (P18-115). This amendment included a transportation impact analysis that details the roadway section will support the traffic generated by up to 2,039 single-family units and 300 multi-family mid-rise units, which results in 1,654 peak hour net external two-way trips. With the completion of the required improvements, adequate capacity is available to support the development.</p>
<i>Parks and Recreation Facilities</i>	The PUD and development agreement requires the applicant to provide 20 net usable acres of parks and recreation facilities. The Veranda PUD is providing for the 20 net usable acres through the creation of a linear greenway, along Becker Road, and where abutting the Veranda developments. The linear park proposed will be publicly accessible and allow usable park space for Veranda developments.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: A total of one hundred twenty acres of upland preservation/mitigation was required throughout the overall Floridian, Veranda PUD, and St. Lucie Lands PUD. The Veranda PUD has provided for preservation of +/- 79.56 acres.

OTHER

Fire District: The project has been reviewed by the Fire District for safety purposes.

Art in Public Places: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. Per Resolution 20-R88 the public art requirements for the Veranda PUD have been satisfied.

RELATED PROJECTS

P20-128 - Veranda Oaks Preliminary Plat, Resolution 21-R55, Passed May 10, 2021

P22-018 – Veranda Oaks Phase 1 Final Plat, Resolution 22-R45, Passed April 11, 2022

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of this Preliminary and Final Plat with construction plans on November 23, 2022.